Karen Johnson Davidson County
Batch# 1265467 DEEDWARR
04/28/2025 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250428-0032662

WARRANTY DEED

GISSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00.

Trevor Fox
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 4/28/2025

NOTARY PUBLIC
MY COMMISSION EXPIRES 11/2/2026

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B, Pleasant View, TN 37146
File # 1762-25LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Yanping Reep	**New Owner**	142-07-0C-002-00
202 Myhr Green	**202 Myhr Green**	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Virginia Fox, Executrix of Estate of Robert L. Fox

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yanping Reep

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Being Unit No 2 of Ashley Green, A horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of

record in Book 7184 page 44, Register's Office for Davidson County, Tennessee; including without limitations the by-laws appended there to of record in Book 7184 page 71, said Register's Office (collectively the "Master Deed") to which Master Deed references is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Robert L. Fox, by Warranty Deed from Robert C. Ayers and wife Kathryn L. Ayers, dated 11/10/2016, and recorded 11/15/2016 in Instrument Number 201611150120584, Register's Office of Davidson County, Tennessee. The said Robert L. Fox having died testate on 7/14/2024. Grantor executes this Deed pursuant to the authority granted to the Executrix to convey real property as contained in the Will of Robert L. Fox, of record in Case No. 24P1931, Seventh Circuit Court for Davidson County, TN, Probate Division. TennCare release obtained 10/29/2024 a copy of which can be found in the said probate file.

This is property known as 202 Myhr Green Nashville, TN 37221

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on 4/25/25.

Estate of Robert L. Fox

By: _____
Virginia Fox, Executrix

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Virginia Fox, Executrix of Estate of Robert L. Fox, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 4/25/25.

_____
NOTARY PUBLIC
My Commission Expires: 4/25/26

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/28/2025 (date of document).

Affiant Signature

4/28/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

